



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Rick Fordem
Chairman

John Gibson
Councilman

Cliff Leary
Vice Chairman

Jerry Hollingsworth
Councilman

Bob Parker
Councilman

**DRAFT – SUBJECT TO GFDC
APPROVAL JULY 20, 2004**

MINUTES OF June 15, 2004

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Rick Fordem	Peter Drinkwater
Cliff Leary	Sherry Miller
John Gibson	Lee Ann Lardy
Jerry Hollingsworth	Sunny Barrett
	Jennifer Kaylor

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Rick Fordem called the meeting to order at 6 p.m. All Council members were present with the exception of Robert Parker.

2. APPROVAL OF MINUTES

Mr. Leary made a motion that the minutes of the Special Budget Review on May 17, 2004 be approved as submitted. Mr. Hollingsworth seconded the motion.

Mr. Hollingsworth made a motion that the minutes of May 26, 2004 be approved contingent on a few minor changes. Mr. Leary seconded the motion. The wording on page 4 of the minutes was changed from Budget workshop to Budget review; an additional bullet point was added to page 4 indicating that Mr. Gibson expressed concern about budget issues included in the May 17, 2004 letter from the FAA to the County.

3. CHAIRMAN'S REPORT

There was no Chairman's Report.

4. AIRPORT DIRECTOR UPDATE

ALP Status update – Mr. Drinkwater advised that the ALP has begged questions regarding what is an ALP versus a Master Plan. He indicated that this has drawn some interest from the City of Santee as well as the City of El Cajon and he referred to the letters that the County received from the City of Santee and the City of El Cajon.

Mr. Drinkwater reported that the County has agreed with the FAA to proceed with adoption of the ALP/Narrative with some adjustments from comments. He said that during the next fiscal year the County will request funding to do a Master Plan update for Gillespie Field and that this will entail taking the completed ALP/Narrative and carrying it to the logical conclusion of finishing the process by adding the environmental component to give us a completed and updated Airport Master Plan. Mr. Drinkwater added that this will answer the concern of the City of Santee and the City of El Cajon because the next stage of this project is the environmental assessment. He indicated that the entire Master Plan project could take as long as three years to complete.

Mr. Drinkwater advised that Sherry Miller was working on a letter of response to the City of Santee and that she would provide copies to the GFDC.

Mr. Fordem asked how this would impact the Brucker lease or if this would put Airports in the position to extend the Brucker lease. He asked if Mr. Drinkwater had received a request to extend the lease. Mr. Drinkwater advised that he had not received a written request.

Mr. Leary expressed concern that an EIR would hold up all development for the next three years. Mr. Drinkwater responded that it would hold up some development but not all development, and that it would primarily impact the 70-acre Cajon Plaza (Cajon Air Center).

The GFDC and Mr. Drinkwater discussed the scope of the Master Plan - Mr. Drinkwater advised that there would be further discussion regarding what would be included in the scope of the Master Plan.

5. PRINCIPAL AIRPORT MANAGER UPDATE

Ms. Miller advised the GFDC of the following:

- 27L is not quite finished and Airports staff is working with the contractor on a problem spot in upper levels of the asphalt.
- 27R bid package will go out the beginning of August. A letter of tentative allocation for \$1.8 million had been received for the project. This is \$300,000 short of funds needed to complete the project, however, FAA has recommended that Airports apply for cost overrun reimbursement of up to 15% of total project cost.
- Palomar lots 29, 30 & 31 – Airports received a letter of tentative allocation for \$1 million entitlement money to purchase lots.
- ALP Narrative – Response to comments will be on Airports website next week.
- AWOS – The AWOS is still not up and running, we are waiting on ATCT personnel training and right now the ceilometer is inoperative. The County has a contract with AVCOM that covers all of our AWOS equipment and they will be helping us resolve the problem with the ceilometer.
- Paving median outside ASTREA has been completed.
- Hangar inspections are going along well. Everyone has scheduled their inspections and they will be going on for another week or two.
- Ramona Air Show is the 25th, 26th and 27th of June. The 25th will be for the media only. There are many activities planned for this years event.

Mr. Fordem said that Ms. Crane had advised that the 27R rehab construction would be completed in December 2004. Ms. Miller advised that construction would be a six-month process beginning in November with an estimated completion date of May 2005.

6. REAL PROPERTY UPDATE

Ms. Lardy advised that Airports has received four calls of interest regarding the lot by the trolley station and that a one-page fact sheet had been sent to interested parties. To date she's had one follow-up response and has provided that person with additional information.

Regarding Site 5, Ms. Lardy advised that negotiations were underway with one respondent. An exclusive negotiating agreement has not been signed at this time but details are presently being worked out. Ms. Lardy will inform the GFDC about all of the details once everything is worked out.

7. REDEVELOPMENT UPDATE

Mr. Drinkwater requested that Sunny Barrett update the council regarding a potential bond issue for the Gillespie Field Redevelopment Project Area. Ms. Barrett advised the Council that she and Mr. Drinkwater met with the redevelopment fiscal consultant who recently provided tax increment projections and underwriters regarding the possibility of selling bonds to repay Redevelopment Agency debt to the Airport Enterprise Fund (AEF). She indicated that the underwriter's preliminary assessment was that selling bonds was a viable option. Ms. Barrett also indicated that the next step would be to refer this matter to the County Chief Financial Officer's (CFO) staff, and that she had requested required referral forms from CFO staff.

Mr. Drinkwater advised that this process could take a year.

8. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Ms. Phyllis Trombi said that with regard to the Santee Planning Commission she very much supports the County and GFDC in any future actions to not compromise in any way with the City of Santee in particular by using AEF funds to mitigate sound problems or safety concerns that were previously known and reiterated by every single agency concerned with the housing development at Santee. She asked that staff please contact the Gillespie Pilot's Association if they can help.

Mr. Wayne Brieese expressed his concerns regarding the negative impact the ALP will have on FBO's. Mr. Drinkwater responded that Airports has met with GALA and the FAA has heard these concerns. He reported Margie Drilling denied the addition of item number 12. He further advised that Airports is still looking at some of Mr. Brieese's concerns and for some potential relief to these concerns in the future, however the ALP process will still move forward.

Ms. Miller said that P & D Aviation indicated there was an error in calculating the Line of Sight. In effect what it does, is make the area larger and that will be reflected on the ALP that is coming out. Margie

Drilling has been advised and she concurs. The change will make the building restriction line more restrictive.

Mr. Gibson said that the Council has sent a message to the County that leaseholds should have rents reduced if property sizes are reduced. Ms. Lardy advised that Real Property will be looking at this and the impact it will have on current leaseholds.

Mr. Vern Cagan asked multiple questions regarding the AEF budget and spending. Mr. Fordem requested that he put his questions in writing.

9. OLD BUSINESS

Bob Lindsay indicated he was directed to check with Del Mar Jet and get ideas on approaches and any support they may provide. He indicated that he met with their Director of Flight Standards and provided the following report:

- Del Mar Jet operations are okay with current instrument approaches but they do have expectation that in the future when feasible they can get an approach that is better suited for jet operations.
- Del Mar Jet was pleased with ALP statement regarding slurry seal and subsequent markings on runway 17 this year.
- He also mentioned that the weight bearing capacity needed to be corrected in the Airport Facilities Directory.
- Del Mar Jet agrees that runway 17 needs REIL's and also a four-light PAPI.
- Del Mar Jet's most immediate concern is the AWOS, which should be working shortly.
- Del Mar Jet also has a concern about moving the threshold for runway 27.

Mr. Drinkwater replied that the County has received an email with these questions and once staff has had a chance to research and validate some of the information they will respond to the questions.

Mr. Drinkwater also expressed to Wayne Briese that there may be some relief in sight in terms of some language that may solve or at least offer some future resolution and opportunities. P & D has offered us some language that may work with the FAA to give us some future opportunity for relief on some of these issues.

9. NEW BUSINESS

There was no new business.

10. NEXT MEETING

Mr. Fordem adjourned the meeting at 7:28 p.m.. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, July 20, 2004 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Jennifer Kaylor, Admin. Secretary II